

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

904/36 Latrobe Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000

&

\$440,000

### Median sale price

Median price \$501,900

Property Type Unit

Suburb Melbourne

Period - From 01/01/2021

to 31/12/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	606/112 Abeckett St MELBOURNE 3000	\$455,000	15/11/2021
2	9/408 La Trobe St MELBOURNE 3000	\$450,000	16/12/2021
3	1802/7 Katherine PI MELBOURNE 3000	\$420,000	12/12/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/01/2022 21:35